



**RESOLUTION NUMBER 2010-034**

**A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING A CONDITIONAL USE APPROVAL PER SECTION 122-62 OF THE CODE OF ORDINANCES FOR A WIRELESS TELECOMMUNICATIONS FACILITY AS A PRIVATE UTILITY TO BE LOCATED AT 1500 REYNOLDS STREET (RE# 00037160-000100), IN THE HISTORIC COMMERCIAL TOURIST (HCT) ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PURSUANT TO SECTION 122-898(8) OF THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Section 122-898(8) of the Code of Ordinances provides that public and private utilities are allowed as a conditional use within the Historic Commercial Tourist (HCT) zoning district; and

**WHEREAS,** Section 86-9 of the Code of Ordinances defines public and private utilities as "...use of land which is customary and necessary to the maintenance and operation of essential public services, such as electricity and gas transmissions systems; water distribution, collection and disposal; communication; and similar services and facilities."; and

**WHEREAS,** wireless telecommunication facilities are considered essential public communications services in the community; and

  
Chairman  
  
Planning Director

**WHEREAS**, the subject property is located in the Historic Commercial Tourist (HCT) zoning district; and

**WHEREAS**, this matter came before the Planning Board at a duly noticed public hearing on August 19, 2010; and



**WHEREAS**, the Planning Board found that the proposed development complies with the criteria in Section 122-62; and

**WHEREAS**, the Planning Board determined that granting of the Conditional Use will be in harmony with the general purpose and intent of the Land Development Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

**BE IT RESOLVED** by the Planning Board of the City of Key West, Florida:

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That a Conditional Use Application, under the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A WIRELESS TELECOMMUNICATIONS FACILITY BE CONSTRUCTED AT 1500 Reynolds Street (RE#

 Chairman  
 Planning Director

00037160-000100), KEY WEST FLORIDA, PER THE ATTACHED PLANS dated July 26,2010

with the following conditions:

1. The applicant must receive a height variance from the Board of Adjustment.
2. The site plan package, including the general notes, is fully incorporated into this approval and constitute conditions of approval.
3. The applicant will comply with all applicable laws and regulations as a condition of approval, including federal requirements pertaining to air traffic safety, wireless communication facilities and the National Environmental Protection Act.
4. The applicant will provide Authorization and Verification Forms completed by the proper entities to the satisfaction of the City Attorney prior to the execution of the approving resolution.

**Section 3.** Full, complete, and final application for all permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

**Section 4.** This Conditional Use approval does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 5.** This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

 Chairman  
 Planning Director

**Section 6.** This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Community Affairs. Pursuant to Chapter 9J-1, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DCA with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period the DCA can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held August 19, 2010.

Authenticated by the Chairman of the Planning Board and the Planning Director.

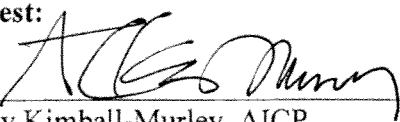
  
Richard Klitenick, Chairman  
Key West Planning Board

9/8/2010  
Date

Page 4 of 4  
Resolution Number 2010-034

 Chairman  
 Planning Director

Attest:



Amy Kimball-Murley, AICP  
Planning Director

Sept 9 2010

Date



Filed with the Clerk:



Cheryl Smith, City Clerk

9-9-10

Date

 Chairman  
 Planning Director



AT&T Mobility  
5201 Congress Avenue  
Boca Raton, FL 33487



1500 Reynolds Street  
Key West Florida,  
Wireless Telecommunication Facility  
General Notes.

1. Every five years within the first month of said year or within ninety days following a catastrophic act of nature or other emergency that may affect the structural integrity of the wireless telecommunication facility, the FCC registered entity/owner shall file a statement to the building department, sealed by a Florida registered structural engineer that an inspection has been completed and the said facility is structurally sound.
2. The wireless telecommunication facility shall be constructed according to the most current version of structural standards for an antenna support facility, as defined by the Telecommunications Industries Association (TIA), the nationally accepted standards-making body, for wireless telecommunication facilities.
3. The wireless telecommunication facility shall be designed and operated in accordance with all applicable Federal Communications Commission (FCC) regulations, including but not limited to production of electromagnetic fields and radio frequencies (RF) generation for any type of communication antenna attached to said wireless telecommunication facility
4. The wireless telecommunication facility shall conform to all applicable regulations as set forth by the National Environmental Policy Act (NEPA); Florida Statue Section 106, State Historic Preservation Office (SHPO); Environmental Assessment (EA) requirements for the formal permitting process at the Federal level. The wireless telecommunication facility shall conform to the Federal Communication Commission, 47 CFR, Part 1 of the nationwide programmatic agreement for review under the National Historic preservation Act; Final Rule.
5. No accessory structures or facilities shall be located at the wireless telecommunication facility, except structures directly related to the operation of the wireless telecommunication facility, (including emergency power generator)
6. FCC registered entity/owner shall provide one (1) sign, prominently displayed and permanently affixed to the facility, indicating emergency contact information for the wireless telecommunication facility. Provided information should include name, address, telephone number and FCC registration number of the FCC registered entity/owner of said facility.
7. Lighting is prohibited at the wireless telecommunication facility unless required by the Federal Aviation Administration (FAA) or the Federal Communication Commission (FCC).
8. The wireless telecommunication facility shall not create interference with any public safety telecommunication facility, including but not limited to degradation of RF signal due to the physical characteristic of said facility. In the event that said facility interferes with public safety, it will be the responsibility of the FCC registered entity/owner of said facility to make all necessary repairs to alleviate said interference.
9. FCC registered entity/owner the wireless telecommunication facility shall notice the City Of Key West in the event of discontinuance of service at the wireless telecommunication facility, such discontinuance of service at the said facility for a period greater than 365 calendar days shall necessitate the removal of said facility.

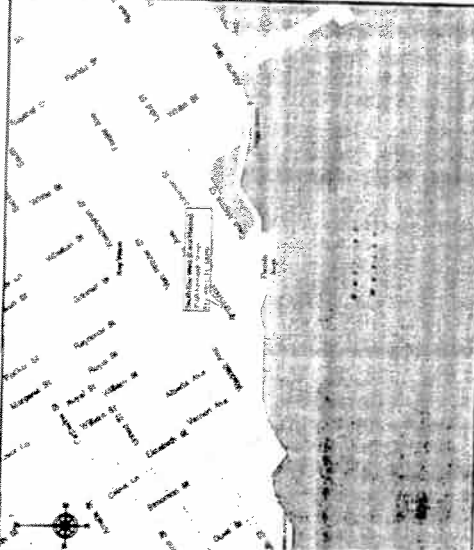
*TCM*  
9/9/10

*RMK*  
9/8/10

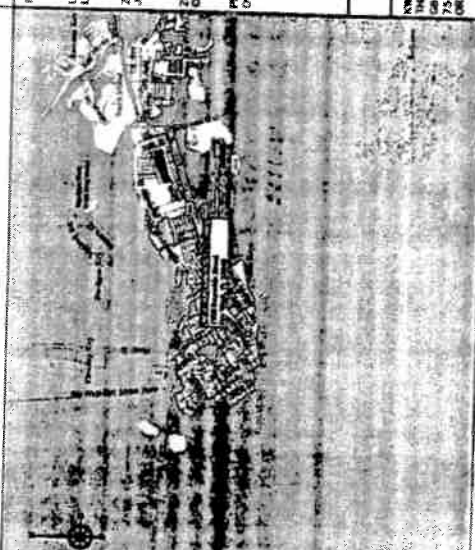
# DRIVING DIRECTIONS

FROM AIRTEL OFFICE, HEAD SOUTH ON I-95 FOR 44.3 MILES TO SR-806 (DOLPHIN EXPY).  
 HEAD WEST ON SR-806 (DOLPHIN EXPY) FOR 7.0 MILES TO SR-826 (PALMETTO EXPY). HEAD  
 SOUTH ON SR-826 FOR 3.8 MILES TO SR-874 (DON SHULA EXPY). CONTINUE SOUTH ON  
 DON SHULA EXPY FOR 1.7 MILES TO DON SHULA TURNPIKE. HEAD SOUTH ON TURNPIKE FOR  
 17.0 MILES TO US-1. HEAD SOUTHWEST ON US-1 FOR 2.6 MILES TO N ROOSEVELT BLVD.  
 CONTINUE SOUTHWEST FOR 0.4 MILES TO CORNWELL ST. TURN LEFT AND HEAD SOUTHWEST FOR  
 0.2 MILES TO WILLIAM ST. TURN RIGHT AND HEAD SOUTHWEST FOR 0.2 MILES TO WILLIAM ST.  
 TURN LEFT AND HEAD SOUTHWEST FOR 0.2 MILES TO SITE AT END OF ROAD.

## LOCAL MAP



## VICINITY MAP



As per  
9/7/10  
RUK  
9/8/10

at&t

# SOUTH KEY WEST (CASA MARINA)

1500 REYNOLDS STREET  
 KEY WEST, FL 33040

10134222

## PROPOSED INSTALLATION OF EQUIPMENT ON ROOFTOP

SITE DATA		APPROVALS		CONSTRUCTION NOTES		INDEX OF DRAWINGS	
FILED #:	00568 23 00037160000100	PROPERTY OWNER		1. ALL NEW BUILDINGS AND STRUCTURES		SHT.	
LATITUDE:	24° 32' 51.37" N	RF ENGINEER		2. ALL EXISTING BUILDINGS AND STRUCTURES		NO.	
LONGITUDE:	81° 47' 28.40" W	CONSTRUCTION		3. ALL EXISTING BUILDINGS AND STRUCTURES			
ZONING:	CITY OF KEY WEST	SITE ACQUISITION		4. ALL EXISTING BUILDINGS AND STRUCTURES			
AJURISDICTION:	CITY OF KEY WEST	ZONING		5. ALL EXISTING BUILDINGS AND STRUCTURES			
CLASSIFICATION:	TEB	NETWORK		6. ALL EXISTING BUILDINGS AND STRUCTURES			
PROPERTY	CASA MARINA OWNER, LLC.	OPERATIONS		7. ALL EXISTING BUILDINGS AND STRUCTURES			
OWNER(S):	1500 REYNOLDS STREET KEY WEST, FL 33040	CONTRACTOR		8. ALL EXISTING BUILDINGS AND STRUCTURES			
LEGAL DESCRIPTION		PROJECT INFORMATION					
NW 1/4 INVESTMENT CO SUB P81-69 SORS 1 S 1/4 & 1/4 S 1/4 S 1/4 S 1/4 S 1/4 S 1/4 75-144/45 082/1-80/89 082/1-337/36 082/1-35 082/1-36		1. THIS IS AN UNIMAGED FACILITY AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE. 2. AT&T CERTIFIES THAT THIS EQUIPMENT FACILITY WILL BE SERVICED ONLY BY AT&T PERSONNEL OR PERSONNEL TRAINED BY AT&T PERSONNEL. NO OTHER PERSONNEL WILL BE PERMITTED TO ACCESS THE FACILITY FOR REPAIR PURPOSES ONLY. 3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION. 4. NO WASTEWATER WILL BE GENERATED AT THIS LOCATION. 5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.					



at&t

MACTEC

MACTEC ENGINEERING & CONSULTING INC.  
 1500 REYNOLDS STREET  
 KEY WEST, FL 33040  
 (305) 894-1500  
 (305) 894-1501  
 (305) 894-1502

CERTIFICATE OF REGISTRATION # 8090

PROJECT NO.	DATE	REVISION
1	7/27/10	REVISED
2	8/2/10	REVISED
3	8/2/10	REVISED
4	8/2/10	REVISED
5	8/2/10	REVISED
6	8/2/10	REVISED
7	8/2/10	REVISED
8	8/2/10	REVISED
9	8/2/10	REVISED
10	8/2/10	REVISED

DESIGNED BY: M. ARREY



DATE OF EXPIRATION: 12/31/10

SOUTH KEY WEST  
 (CASA MARINA)

1500 REYNOLDS STREET  
 KEY WEST, FL 33040

SHEET NAME

TITLE SHEET

SHEET NUMBER  
 21



EXISTING OMNI ANTENNA  
(TYP. OF 2)

SEAGRAM STREET

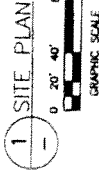
REYNOLDS STREET

PROPOSED 11'-6" x 20'-0" AIR-  
CONDITIONED SHELTER ON ROOFTOP

EXISTING ROOF ACCESS

PROPERTY BOUNDARY

BEACH



1 SITE PLAN

SETBACKS OF AIR-ANTENNAS FROM PROPERTY BOUNDARY	
SOUTHWEST	104 ±
NORTHWEST	13 ±
SOUTH	112 ±
NORTHEAST	435 ±



MACTEC ENGINEERING & CONSULTING, INC.  
11000 BAYVIEW BLVD., SUITE 100  
DALLAS, TEXAS 75244  
TEL: (972) 244-5500  
FAX: (972) 244-1700

CERTIFICATE OF AUTHORIZATION / 6090

PROJECT NO.	DATE	REVISION
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3	7/26/10	REVISED
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99	7/26/10	REVISED
100	7/26/10	REVISED

DRAWN BY: C. TOLLEZ

CHECKED BY: M. JONES

DATE: 7/26/10

PROJECT NO.: 8750-00-1018 (4.1)

DATE OF SIGNATURE: 7/26/10

SOUTH KEY WEST  
(CASA MARINA)

1500 REYNOLDS STREET  
KEY WEST, FL 33640

SHEET NAME

SITE PLAN

SHEET NUMBER

72

7/26/10

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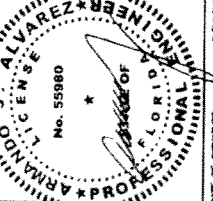


MACTEC ENGINEERING & CONSULTING, INC.  
CORPORATE OFFICE  
1000 METROPOLIS STREET  
KEY WEST, FL 33040  
LOCAL OFFICE  
1000 METROPOLIS STREET  
KEY WEST, FL 33040  
TEL: (305) 294-1500  
FAX: (305) 294-1700

CERTIFICATE OF INFORMATION # 3000  
PROJECT NO. 0700-00-1018 (41)

REV	DATE	DESCRIPTION
1	3/26/10	ISSUED
2	3/17/10	REVISED
3	3/17/10	REVISED
4	3/22/09	FOR ZONING
5	8/22/09	FOR ZONING
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20	8/22/09	FOR ZONING

CHECKED BY: M. HENRY  
DESIGN BY: C. TOLLEY



DATE OF SUBMITTAL: 7/24/10

SOUTH KEY WEST  
(CASA MARINA)  
1000 METROPOLIS STREET  
KEY WEST, FL 33040

SHEET NAME  
ROOF  
PLAN

SHEET NUMBER  
Z3



A/C DUCT  
PROPOSED AT&T COAX ROUTED  
ALONG PARAPET WALL

PROPOSED AT&T ANTENNA ON  
ANTENNA MOUNTING FRAME  
(TYP. OF 3)  
EXISTING PARAPET WALL

EXISTING VENT (TYP.)  
PROPOSED SAFETY CHAIN AND  
WARNING SIGN (TYP.)

SECTION 2 (DETAIL)  
EXISTING PANEL ANTENNA  
(TYP. OF 4)  
EXISTING DISH (TYP.)  
EXISTING EQUIPMENT SHELTER

PROPOSED AT&T ANTENNA ON  
ANTENNA MOUNTING FRAME  
(TYP. OF 3)  
PROPOSED AT&T COAX CABLES  
ROUTED ON PROPOSED  
T-STANDS @ 10'-0" O.C. (TYP.)  
PROPOSED CROSS-OVER  
STAR (HUBBARD-CARR  
MODEL # B10811)

EXISTING SHEAR WALL (TYP.)  
PROPOSED AT&T ANTENNA ON  
ANTENNA MOUNTING FRAME  
(TYP. OF 3)

PROPOSED 11'-6" x 20'-0" AT&T  
EQUIPMENT SHELTER ON ROOFTOP

1 ROOF PLAN  
0' 5' 10' 15' 20' 25'  
GRAPHIC SCALE

Revised  
9/9/10  
RUK  
9/8/10



MACTEC  
COMMERCIAL & CONTRACTING  
1500 REYNOLDS STREET  
KEY WEST, FL 33090  
TEL: (305) 294-1100  
FAX: (305) 294-1100

PROJECT NO. 8700-00-1018 (11)

REV	DATE	DESCRIPTION
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2	3/17/90	REVISED
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100	8/23/90	FOR TOWER

DRAWN BY: C. TILLEY

CHECKED BY: M. ARNETT

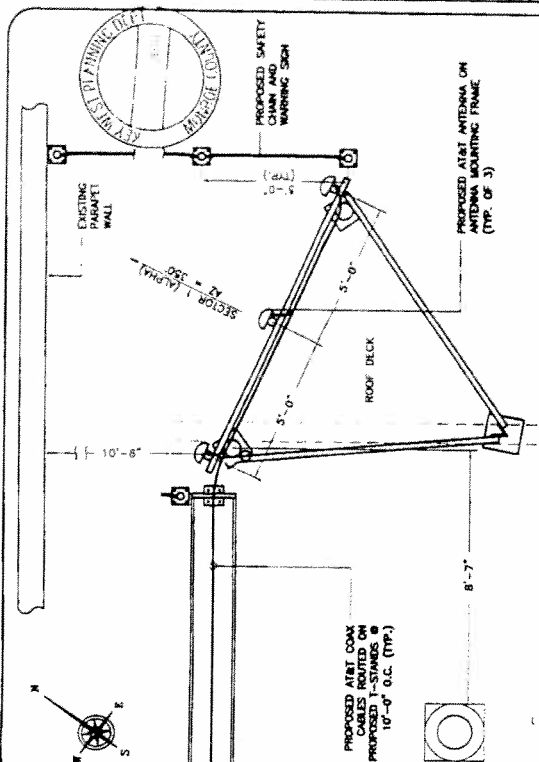


DATE OF SIGNATURE: 7/26/10

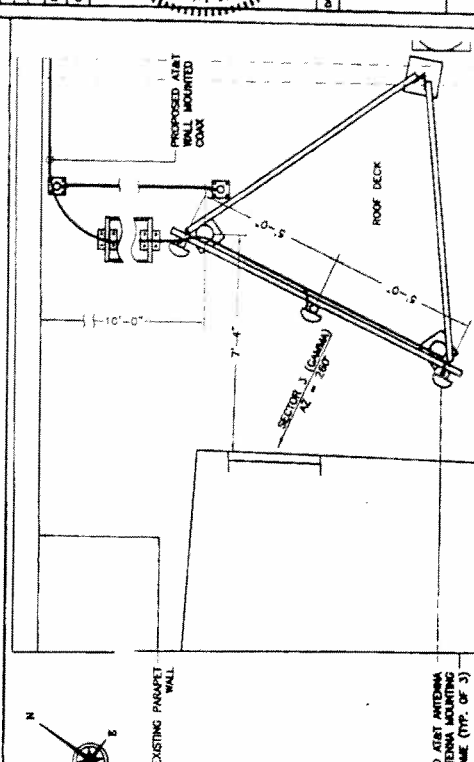
SOUTH KEY WEST  
(CASA MARINA)  
1500 REYNOLDS STREET  
KEY WEST, FL 33090

SHEET NAME  
SHELTER AND  
ANTENNA  
LOCATION PLAN

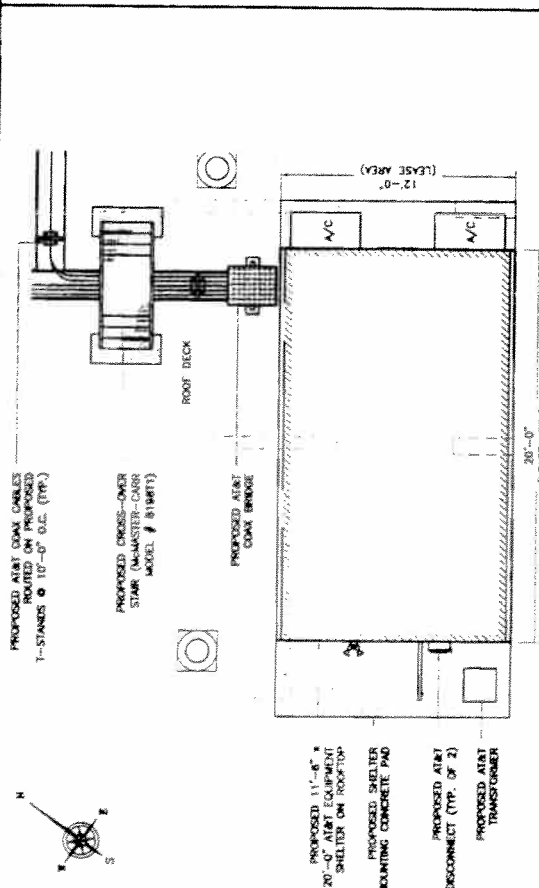
SHEET NUMBER  
Z4



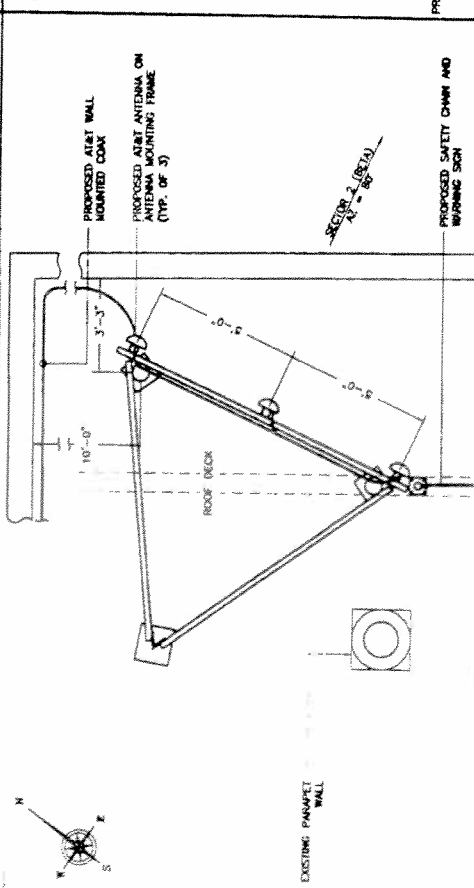
2 ANTENNA LOCATION PLAN (SECTOR 1)



4 ANTENNA LOCATION PLAN (SECTOR 3)



1 SHELTER LOCATION PLAN



3 ANTENNA LOCATION PLAN (SECTOR 2)

As per  
9/9/10  
Rmk  
9/8/10



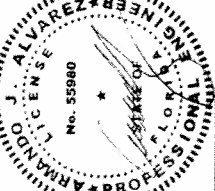
MACTEC ENGINEERING & CONSULTING, INC.  
10000 N. W. 11th Ave., Suite 100  
Miami, FL 33150  
TEL: 305/551-1100  
FAX: 305/551-1101

PROJECT NO.: 8708-08-1818 (1)

REV	DATE	DESCRIPTION
1	1/24/10	REVISED
2	3/1/10	REVISED
3	12/2/09	REVISED
4	8/23/09	FOR ZONING
5		
6		
7		
8		
9		
10		

DRAWN BY: C. TULLY

CHECKED BY: M. ARNETT



DATE OF SIGNATURE: 1/26/10

SOUTH KEY WEST  
(CASA MARINA)

1500 REMONDING STREET  
KEY WEST, FL 33040

SHEET NAME

PARTIAL  
NORTHWEST  
ELEVATION

SHEET NUMBER

75

PROPOSED AIRT ANTENNA ON ANTENNA  
MOUNTING FRAME (TYP. OF 3)

EXISTING PANEL ANTENNA  
(TYP. OF 3)

EXISTING EQUIPMENT  
SHELTER

EXISTING A/C UNIT

PROPOSED AIRT ANTENNA ON ANTENNA  
MOUNTING FRAME (TYP. OF 3)

PROPOSED AIRT COAX  
BRIDGE

PROPOSED 11'-6" x 20'-0" AIRT  
EQUIPMENT SHELTER ON STEEL BEAMS

PROPOSED AIRT ANTENNA ON ANTENNA  
MOUNTING FRAME (TYP. OF 3)

TOP OF PROPOSED AIRT ANTENNAS  
& EQUIPMENT SHELTER  
EL. 30'-0"

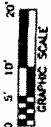
RAD. CENTER OF PROPOSED AIRT ANTENNAS  
EL. 31'-3"

TOP OF PARAPET WALL  
EL. 35'-0"

EL. 42'-3"

EXISTING GRADE  
EL. 0'-0"

1 PARTIAL NORTHWEST ELEVATION



Accur  
9/9/10  
Runk  
9/8/10



MACTEC ENGINEERING & CONSULTING, INC.  
100 N. W. 10th Avenue  
Suite 1000  
Fort Lauderdale, FL 33304  
TEL: (305) 451-1200  
FAX: (305) 451-1200

CERTIFICATE OF AUTHORIZATION / LICENSE  
REGISTERED ARCHITECT  
STATE OF FLORIDA  
No. 55980

REV.	DATE	DESCRIPTION
1	7/26/10	ISSUED
2	8/26/10	REVISED
3	9/17/10	FOR TYPING
4	10/17/10	FOR TYPING
5	11/17/10	FOR TYPING
6	12/17/10	FOR TYPING
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367	1/17/41	FOR TYP



MACTEC ENGINEERING & CONSULTING, INC.  
CORPORATE OFFICE  
1000 BENTLEY STREET  
KEY WEST, FL 33040  
TEL (305) 834-2045  
FAX (305) 834-1199

PROJECT NO. 8788-08-1918 (41)

DATE OF SUBMISSION 1/10/09

REV	DATE	DESCRIPTION
1	3/24/10	REVISED
2	11/11/10	REVISED
3	12/2/08	FOR PERMITS
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CHECKED BY: M. ARRY

DATE: 1/10/09

PROJECT NO. 8788-08-1918 (41)

DATE OF SUBMISSION 1/10/09

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DATE OF SUBMISSION 1/10/09



DETAIL REMOVED

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Accepted  
9/9/10  
Rink  
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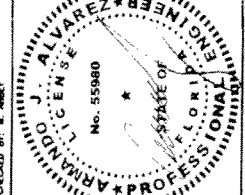
**MACTEC**

MACTEC ENGINEERING & CONSULTING, INC.  
CORPORATE OFFICE  
10040 WILSON AVENUE  
SUITE 100  
FORT MYERS, FL 33907  
TEL (888) 333-3366  
FAX (888) 333-3366

CERTIFICATE OF REGISTRATION / 2009  
PROJECT NO.: 8750-00-1918 (11)

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DESIGNED BY: C. TILLEY  
CHECKED BY: M. ARNEY



DATE OF SIGNATURE: 7/26/10

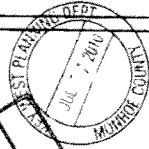
SOUTH KEY WEST  
(CASA MARINA)  
1500 REMONDO STREET  
KEY WEST, FL 33509

SHEET NAME

(NOT USED)

SHEET NUMBER

27



DETAIL REMOVED

4 (NOT USED)

DETAIL REMOVED

7 (NOT USED)

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10 (NOT USED)

DETAIL REMOVED

3 (NOT USED)

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9/9/10  
RMC  
9/8/10